



Wing Stop Restaurant

5610 W. Capitol Drive

Area B of the Midtown Center DIZ

September 3, 2021

Please accept this correspondence as a narrative for the scope of work regarding the project listed above. We intend to convert the vacant Starbucks building at 5610 Capitol Drive into a Wingstop restaurant. This site is located within the Midtown Center Development Incentive Zone (DIZ) overlay and is more specifically within Area B of the overlay. Founded in Garland, Texas in 1994, Wingstop provides a wide selection of proprietary recipes, outstanding food and superior customer service internationally. Currently Wingstop is one of the fastest-growing quick serve restaurant concepts with more than 1,500 restaurants open across the globe. This site was previously occupied by a Starbucks, which was constructed with a drive-thru attached to the building.

The proposal we are presenting is for a drive-thru and carryout service only Wingstop concern. This use is listed as permitted in the Midtown Center DIZ provided a public hearing is held and the use is subsequently approved by the City Plan Commission. The existing drive-thru will remain and was previously approved by the City Plan Commission at the time the former Starbucks was approved. The particular project consists of extensive interior and minor exterior remodeling. The interior of the facility will be completely adjusted to accommodate the Wingstop national brand standards for a carryout only option. This includes a public access ordering / waiting area and of course a completely new kitchen. For the exterior the structure will remain mostly as is. New Wingstop signage will be applied to the exterior (submitted under separate cover, as a deviation from the overlay standards is being requested to accommodate the site and building wall signage), and an opaque film on the lower window of the westernmost pane of glass (excluding the transom) along the Capitol Dr. façade will be installed to block exterior views into the kitchen. The opaque film will be a very minimal obscuring film material applied at the interior. The film will not show graphics or any type of advertising or signage.

Additionally (per discussions with Staff) the landscaping on site will be restored to be consistent with previously approved plans for this site. This landscaping will be installed within a maximum of 30 days total of the City issuing a Certificate of Occupancy (excluding time between December 1 and March 1) for the subject site. The landscape plan will be submitted to DCD Planning staff for review and approval prior to installation to ensure consistency with the previously approved landscape plan.

The Pedestrian connection from Capitol Drive to the main entrance will be restored, consistent with the previous condition and the requirements of the DIZ.

It is important to note that the drive-thru component we are proposing is an existing feature of the building, but for Wingstop, the drive-thru will be for pre-purchased on-line orders and Door Dash delivery service pick-ups only. There will be no exterior menu board for general drive-thru ordering capabilities. Additionally, there will be no outdoor seating provided.

Please contact me with questions or comments you might have at any time.

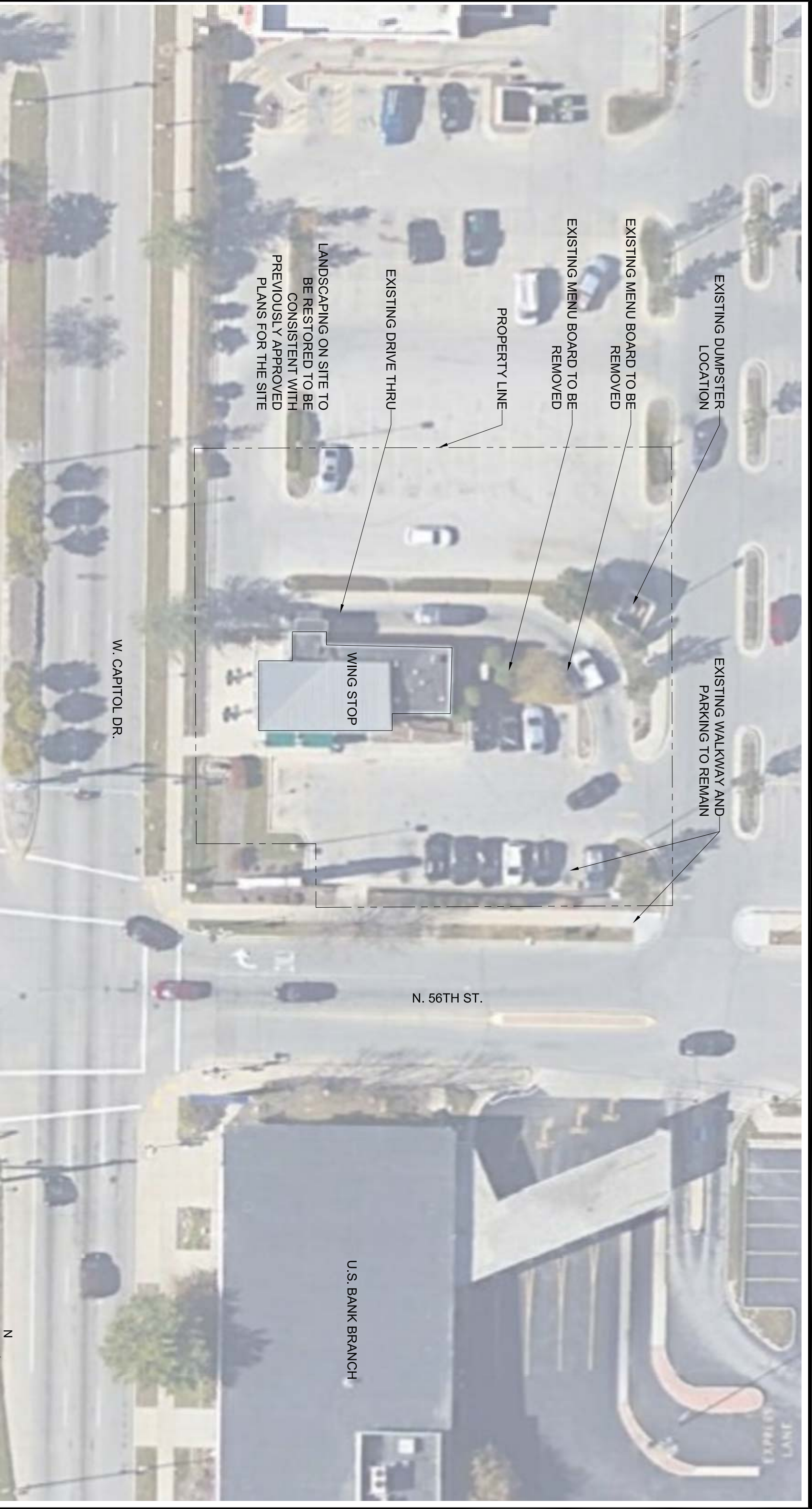
Respectfully Submitted,

A handwritten signature in black ink, consisting of a stylized 'SK' followed by a horizontal line.

Steven Kolber, AIA
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1 SITE PLAN
SCALE: 1" = 30'-0"



ARCHITECT:

kolbrook design
828 DAVIS STREET
SUITE 300
EVANSTON, IL 60201
Ph 847.492.1992

PROJECT:

WS - Milwaukee, WI
5610 W. Capitol Dr.
Milwaukee, WI 53216

Job No.

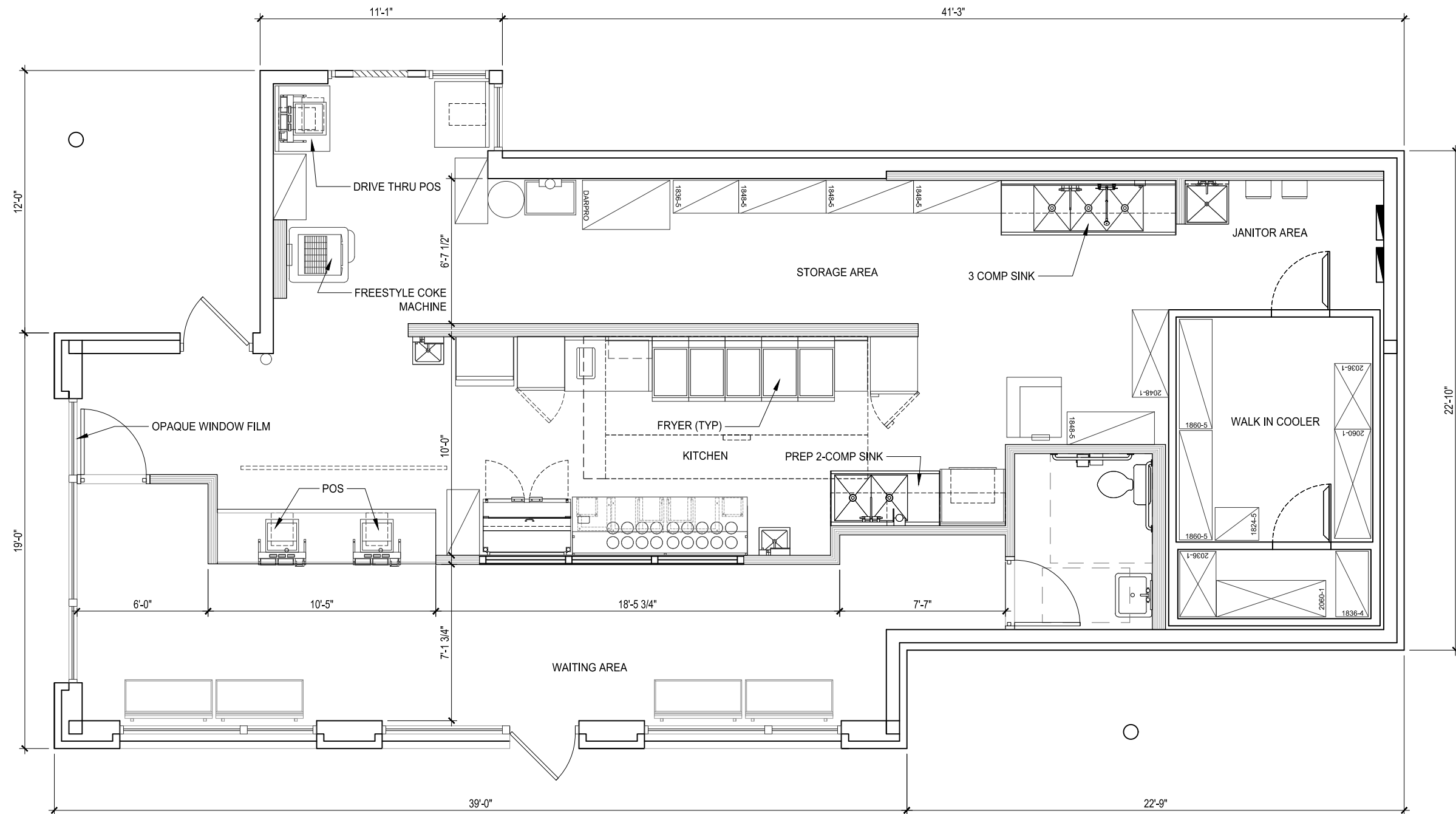
1475.040

Issue Date

09/02/2021

Project Area

1540



1 PROPOSED FLOOR PLAN
SCALE: 3/16" = 1'-0"





1 EAST - ENTRY ELEVATION
SCALE: N/A



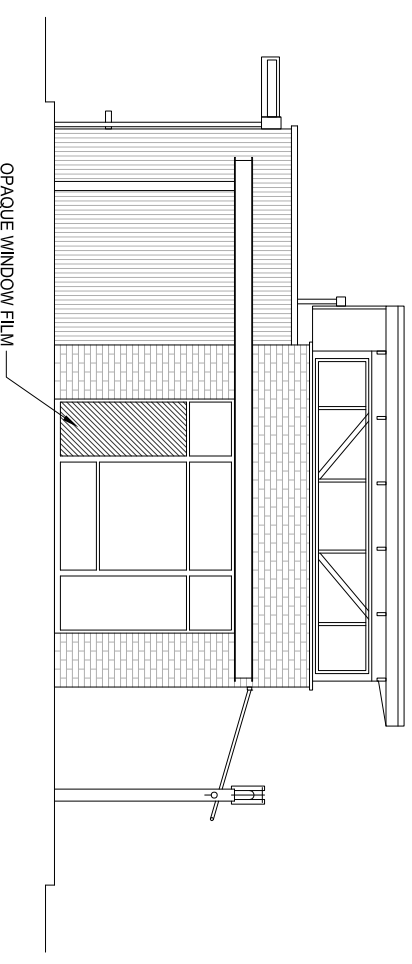
2 WEST - DRIVE THRU ELEVATION
SCALE: N/A



3 NORTH - REAR ELEVATION
SCALE: N/A



4 SOUTH - STREET ELEVATION
SCALE: N/A



5 SOUTH - STREET ELEVATION
SCALE: 3/32" = 1'-0"

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